

V:\PROJECT\Cirque du Soleil\CirqueSP.dwg Thu Jul 06 09:04:08 2000 Landscape Architecture, J. Dena

NOTES:

- THE PROPERTY THAT IS THE SUBJECT OF THIS SPECIAL PERMIT PLAT IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 29-4 ((10)) 5A, 5B, 5C, 2A1, 2A2, 3B AND 3C. THE PROPERTY IS ZONED PDC.
- THE RELATED SPECIAL PERMIT APPLICATION IS TO PERMIT A PROPOSED CIRCUS (CIRQUE DU SOLEIL), A GROUP 8 TEMPORARY USE, TO EXCEED THE 21 DAY LIMITATION SET FORTH IN PAR. 1 OF SECT. 8-804 OF THE ZONING ORDINANCE. SPECIFICALLY, THIS APPLICATION IS TO PERMIT THE PROPOSED CIRCUS TO ACCESS AND OCCUPY THE SUBJECT PREMISES FROM SEPTEMBER 15 THROUGH DECEMBER 15. IT IS FURTHER REQUESTED THAT THE APPLICATION BE APPROVED FOR THE NEXT FOUR (4) BI-ANNUAL VISITS OF THE CIRCUS WHICH ARE SCHEDULED FOR THE YEARS 2000, 2002, 2004 AND 2006.

GIVEN POTENTIAL TIME CONSTRAINTS FOR THE CURRENT YEAR, IT IS REQUESTED THAT THE BOARD OF ZONING APPEALS' DECISION ON THIS APPLICATION BE OFFICIALLY FILED ON THE SAME DAY AS A DECISION IS MADE.
- THE BOUNDARY INFORMATION SHOWN HEREON IS BY DEWBERRY & DAVIS.
- THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF FIVE (5) FEET AND IS TAKEN FROM THE PREVIOUSLY APPROVED SPECIAL PERMIT PLAT. IT IS FROM AN AIR SURVEY.
- IN THE PDC DISTRICT, THE MINIMUM YARD REQUIREMENTS ARE CONTROLLED BY THE STANDARDS SET FORTH IN PART 1 OF ARTICLE 16. THEY ARE NOT APPLICABLE TO THE PROPOSED TEMPORARY USE.

THE BUILDING LOCATIONS, ARRANGEMENT AND DIMENSIONS THAT ARE SET FORTH ON THE GRAPHIC ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT BASED ON FIELD CONDITIONS AND FINAL LAYOUT.
- THE SUBJECT PROPERTY IS SERVED BY PUBLIC SEWER AND WATER. ALL REQUIRED HEALTH DEPARTMENT APPROVALS WILL BE OBTAINED PRIOR TO OPENING THE CIRCUS TO THE PUBLIC.
- THERE IS NO FLOODPLAIN DELINEATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY ON THIS PROPERTY. IN ADDITION, THERE IS NO ENVIRONMENTAL QUALITY CORRIDOR, AS DEFINED IN THE COMPREHENSIVE PLAN, ON THE SUBJECT PROPERTY.
- STORMWATER MANAGEMENT IS PROVIDED IN AN EXISTING DRY POND LOCATED IMMEDIATELY EAST OF THE SUBJECT PROPERTY. THE POND HAS BEEN DESIGNED TO SERVE THE ULTIMATE DEVELOPMENT OF TYSONS II.
- THERE ARE 1,470 PARKING SPACES IN THE EXISTING PARKING STRUCTURE ON PARCEL 2A1. BASED ON THE PARKING TABULATION REPRESENTED ON THE APPROVED SITE PLAN, 413 OF THESE SPACES ARE IN EXCESS OF THE NUMBER OF SPACES REQUIRED TO SERVE THE ADJACENT OFFICE BUILDING E (406,368 SF OF GFA X 2.6 SPACES PER 1,000 SF GFA = 1,057 PARKING SPACES. 1,470 SPACES - 1,057 SPACES = 413). THESE EXCESS SPACES WILL BE USED TO SATISFY IN PART THE PARKING SPACE REQUIREMENT FOR THE PROPOSED CIRCUS USE.

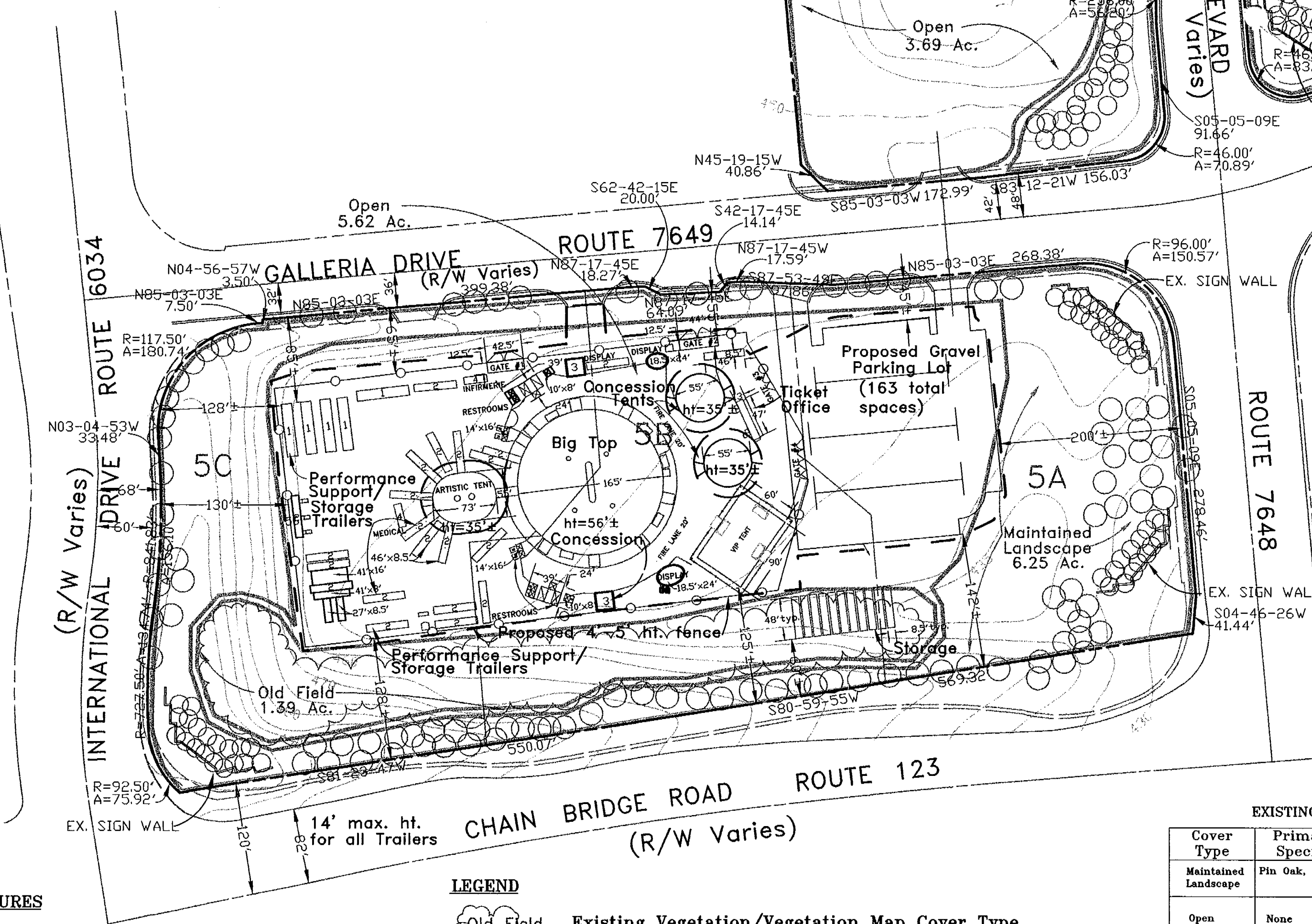
ADDITION, 237 PARKING SPACE WILL BE PROVIDED IN LOCATIONS AS REPRESENTED ON THE GRAPHIC (103 SPACES + 74 SPACES). REQUEST WILL BE MADE OF THE DIRECTOR TO WAIVE THE DUSTLESS SURFACE REQUIREMENT FOR THESE SPACES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 11 OF SECT. 11-102 OF THE ZONING ORDINANCE.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES, HAZARDOUS WASTE OR PETROLEUM PRODUCTS STORED ON THE SUBJECT PROPERTY.
- A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IN SAME WILL BE FURNISHED UNDER SEPARATE COVER.
- A COUNTYWIDE TRAIL IDENTIFIED IN THE COMPREHENSIVE PLAN ALONG THE ROUTE 123 FRONTAGE OF THE SITE IS IN PLACE.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES ON THIS SITE.
- TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USE CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

TABULATION:

TOTAL LAND AREA	28.062± AC
EXISTING ZONING	PDC, HC, SC
PARKING SPACES PROVIDED	650 ¹
(2,600 SEATS @ 1 SPACE PER 4 SEATS)	
OPEN SPACE REQUIRED	N/A ²
FLOOR AREA RATIO	N/A ²

¹SEE NOTE 9.

²THE OPEN SPACE AND FLOOR AREA RATIO REQUIREMENTS OF THE ZONING ORDINANCE WILL BE SATISFIED WITH THE ULTIMATE DEVELOPMENT OF TYSONS II. THESE REQUIREMENTS ARE NOT APPLICABLE TO THE PROPOSED TEMPORARY USE.

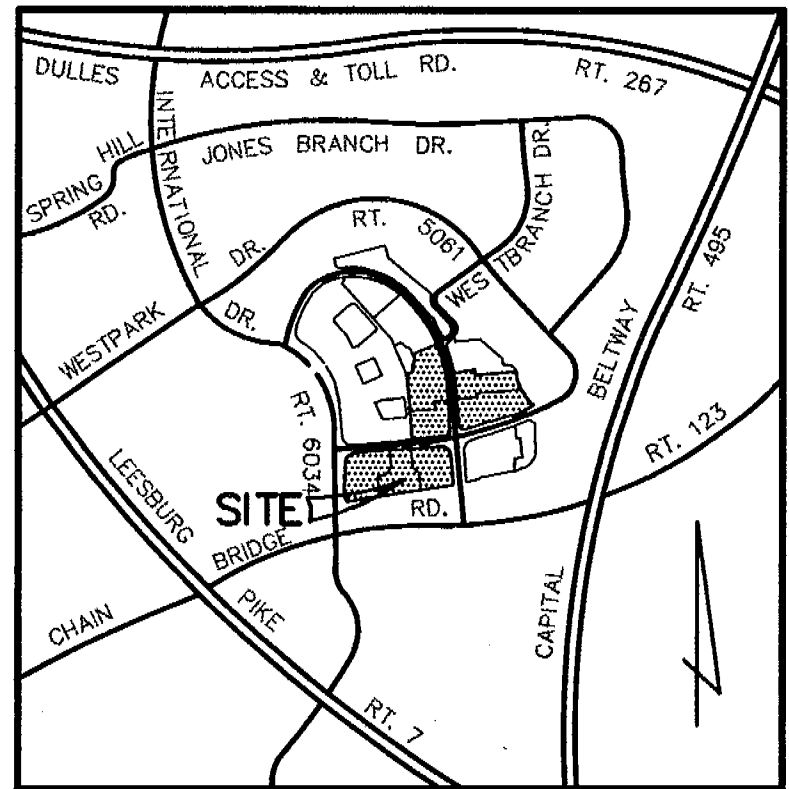
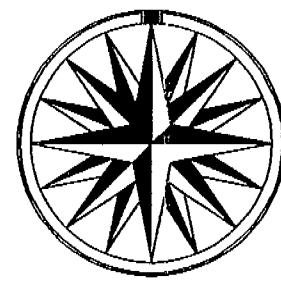


TYPICAL DIMENSIONS OF PROPOSED STRUCTURES

1	60' x 12'
2	48' x 8.5'
3	20' x 20'
4	26.5' x 8.5'

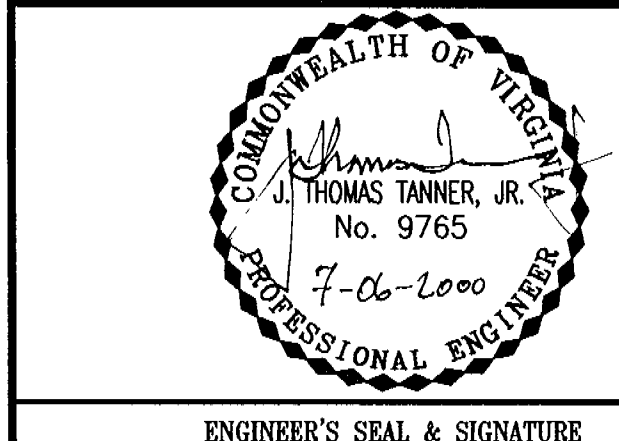
LEGEND

- Existing Vegetation/Vegetation Map Cover Type
- Proposed 4'-5' ht. Fence
- Proposed Limits of Clearing and Grading
- EVM Cover Type Limit



VICINITY MAP
SCALE: 1" = 2,000'

EXISTING VEGETATION MAP COVER TYPE SUMMARY					
Cover Type	Primary Species	Successional Stage	Condition	Acreage	Comments
Maintained Landscape	Pin Oak, Ash	n.a.	Good	11.17 Ac.	Street trees and streetscape landscape material, landscaping associated with office Bldg.
Open	None	n.a.	n.a.	9.31 Ac.	Areas used previously or currently for temporary parking/uses
Old Field	Locust, Sumac, Cedars	Sub-climax	Fair/Poor	7.56 Ac.	More open than other wooded portions of site, invasive roses throughout, patches of ground pine.
Total Area				28.00 Ac.	



Application No. **SPA 93-P-023**
APPROVED SPECIAL PLAT
SEE DEVELOPMENT CONDITIONS
Date of (BOS) (BZA) approval: **Sept 19, 2000**
Staff Coordinator: **John Pender**
Sheet **1** of **1**

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUL 6 2000
ZONING EVALUATION DIVISION

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A Dewberry Company
Engineers
Planners
Surveyors
Landscape Architects
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SPECIAL PERMIT PLAT
CIRQUE DU SOLEIL AT TYSONS II
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DRAWN BY JMC
DESIGNED BY
CHECKED BY PGY
DATE JULY 5, 2000
SCALE 1" = 100'
PLAN NUMBER
ZONED
SHEET 1 OF 1
FILE NUMBER M-10162